

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Ridge Avenue, 200' E of the
c/l of American Avenue
(107 Ridge Avenue)
13th Election District
1st Councilmanic District

Ronnie J. Smith, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-163-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 107 Ridge Avenue, located in the vicinity of Hammonds Ferry Road in Halethorpe. The Petition was filed by the owners of the property, Ronnie J. and Jennifer L. Smith, through the Administrative Variance process. However, at the request of an adjoining property owner, Mrs. Margaret Moyer, the matter was scheduled for a public hearing to determine the appropriateness of the request. Specifically, the Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street setback of 6 feet in lieu of the required 25 feet for an accessory structure (24' x 24' garage). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

At the public hearing held in this matter, the Petitioners, Ronnie and Jennifer Smith, appeared and testified on behalf of the Petition. Although the public hearing was requested by an adjoining property owner, no one appeared in opposition.

Testimony and evidence offered revealed that the subject property consists of 0.45 acres, more or less, zoned D.R. 5.5. The property is a rectangular shaped lot which abuts Ridge Avenue in the front and American

USER RECEIVED FOR FILING

Date

By

MICROFILMED

Avenue to the rear. The property is presently improved with a one story brick and frame dwelling located towards the front portion of the lot and a wood shed is located to the rear of the property. The Petitioners are desirous of razing the shed and replacing same with a 24' x 24' garage as shown on the site plan submitted into evidence as Petitioner's Exhibit 1. Because the rear property line abuts American Avenue, the minimum setback required for the proposed garage is 25 feet. However, the proposed structure would have to be placed in the middle of the yard in order to meet that requirement. Thus, a variance is necessary in order to proceed with construction.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special


ORDER RECEIVED FOR FILING
Date 12/17/96
By [Signature]

circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of December, 1996 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street setback of 6 feet in lieu of the required 25 feet for an accessory structure (24' x 24' garage), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. Furthermore, there shall be no commercial or automotive service work performed within the subject structure.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 17, 1996

Mr. & Mrs. Ronnie J. Smith
107 Ridge Avenue
Baltimore, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Ridge Avenue, 200' E of the c/l of American Avenue
(107 Ridge Avenue)
13th Election District - 1st Councilmanic District
Ronnie J. Smith, et ux - Petitioners
Case No. 97-163-A

Dear Mr. & Mrs. Smith:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Margaret Moyer
139 American Avenue, Baltimore, Md. 21227

People's Counsel

File

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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 107 BRIDGE AVE Balto. md 21227
which is presently zoned FRS.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1302.3.C.1 to permit a 6' street setback in lieu of 25' for an accessory structure.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE BACK

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Bonnie James Smith
(Type or Print Name)

Bonnie Smith
Signature

Jennifer Lynn Smith
(Type or Print Name)

Jennifer Lynn Smith
Signature

107 BRIDGE AVE 410-534-0615
Address Phone No

Baltimore MD 21227
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

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Zoning Commissioner of Baltimore County

REVIEWED BY [Signature]

DATE 10/8/96

ESTIMATED POSTING DATE

10/20/96



Printed with Soybean Ink
on Recycled Paper

ITEM #: 163

ORDER RECEIVED FOR FILING
Date 10/10/96
By [Signature]

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 107 BRIDGE AVE
address
Baltimore Md 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Reason for Administrative Variance
is for Storage of Vehicles + Storage of
other items.

Request for Variance is needed
because yard is in a up grade hill
which will cause garage to set into
hillway to much causing roof to be
very close to ground.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronnie Smith
Ronnie Smith
(signature)
Ronnie James Smith
(type or print name)



Jennifer Lynn Smith
Jennifer Lynn Smith
(signature)
Jennifer Lynn Smith
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of September, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronnie James Smith & Jennifer Lynn Smith

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Sept. 25, 1996
date

Gladys Phillips
NOTARY PUBLIC

My Commission Expires: 11-21-96

BEGINNING for the same at a point on the south side of Ridge Avenue 24 feet wide at the distance of 149.23 feet easterly from the corner formed by the intersection of the south side of Ridge Avenue and the east side of American Avenue 24 feet wide thence binding along the south side of Ridge Avenue South 88 degrees 01 minute east 47.79 feet thence leaving Ridge Avenue and running South 0 degrees 14 minutes east 152.47 feet to the north side of American Avenue 24 feet wide thence binding along the north side of American Avenue North 76 degrees 31 minutes west 51.24 feet thence leaving American Avenue and running North 0 degrees 34 minutes 53 seconds east 142.18 feet to the place of beginning.

163

RECEIVED
JUN 10 1963
JUL 10 1963

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Westinghouse Avenue, Towson, Maryland 21204 as follows:

Case #87-4624-4
(Item 163)
107 Ridge Avenue
585 Ridge Avenue, 2007 E. of
of American Avenue
13th Election District
1st Councilmanic
Legal Owner(s):
Ronnie James Smith and
Jennifer Lynn Smith

Variance: to permit a 6 foot
street setback in lieu of 25 feet
for an accessory structure.
Hearing: Monday, December
16, 1986 at 9:00 am. in Rm.
118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) For information concern-
ing the file and/or Hearing,
Please Call 887-3391.

11/23/86 Nov. 28 C:\02806

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Nov. 29, 1986

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on Nov. 28, 1986

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. Enidson

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 163 Petitioner: Jennifer & Bonnie Smith
Location: 107 BRIDGE AVE Baltimore Md 21227

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jennifer & Bonnie Smith

ADDRESS: 107 BRIDGE AVE
Baltimore md 21227

PHONE NUMBER: 410-536-0615

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ALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 026367

DATE 10/8/11 ACCOUNT 01-615

Item: 163

By: MSK

AMOUNT \$ 50.00

RECEIVED FROM: Smith, Jennifer - 167 Ridge Ave

FOR: G10-Ris Var - \$ 50.00

MICROFILMED

RECEIVED

\$50.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

RE: Case No.: 97-163 A

Petitioner/Developer: JENNIFER SMITH, ETAL
107 RIDGE AVENUE

Date of Hearing/Closing: NOV. 4, 1996

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #107 RIDGE AVENUE

The sign(s) were posted on OCTOBER 19, 1996
(Month, Day, Year)

Sincerely,

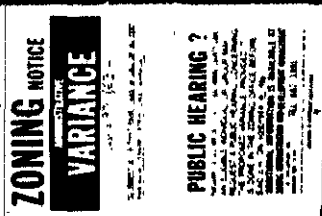
Patrick M O'Keefe 10/22/96
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD 21030
(City, State, Zip Code)

666-5366
(Telephone Number)



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Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/20/96.

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE	
<div>ADMINISTRATIVE VARIANCE</div>	
Case No. <u>97-163</u>	
<u>to permit a 6' street setback in lieu of 25'</u>	
<u>for an accessory structure.</u>	
PUBLIC HEARING ?	
PURSUANT TO SECTION 26-127(b) (1), <u>BALTIMORE COUNTY CODE</u>, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON	
<u>Nov 4, 1996</u>	
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391	
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW	
HANDICAPPED ACCESSIBLE	

TO: PUTOKENT PUBLISHING COMPANY
November 28, 1996 Issue - Jeffersonian

Please forward billing to:

Ronnie and Jennifer Smith
107 Ridge Avenue
Baltimore, MD 21227
536-0615

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-163-A (Item 163)
107 Ridge Avenue
S/S Ridge Avenue, 200' E of c/l American Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Ronnie James Smith and Jennifer Lynn Smith

Variance to permit a 6 foot street setback in lieu of 25 feet for an accessory structure.

HEARING: MONDAY, DECEMBER 16, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 21, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-163-A (Item 163)
107 Ridge Avenue
S/S Ridge Avenue, 200' E of c/l American Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Ronnie James Smith and Jennifer Lynn Smith

Variance to permit a 6 foot street setback in lieu of 25 feet for an accessory structure.

HEARING: MONDAY, DECEMBER 16, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Ronnie and Jennifer Smith

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 1, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 16, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-163-A (Item 163)

107 Ridge Avenue

S/S Ridge Avenue, 200' E of c/l American Avenue

13th Election District - 1st Councilmanic

Legal Owner(s): Ronnie James Smith and Jennifer Lynn Smith

Post by Date: 10/20/96

Closing Date: 11/04/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Ronnie James Smith and Jennifer Lynn Smith

cc: Margaret Moyer 10/21/96

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Ronnie Smith
107 Ridge Avenue
Baltimore, MD 21227

RE: Item No.: 163
Case No.: 97-163-A
Petitioner: Ronnie Smith, et ux

Dear Mr. and Mrs. Smith:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

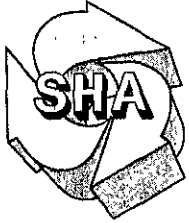
Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILM





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Parker F. Williams
Administrator

10-23-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 163 (HJK)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: October 18, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 157, 161, 162, 163, 165, 166, 169, 171, 172, 174

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Emily L. Kern

PK/JL

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Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 21, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 163, 164, 165, 166, 167,
170, 171, 172, 173 and 174.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

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cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/22/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee

Meeting Date: Oct 24, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 161 166 174
162 168
163 169
164 171
165 172

RBS:sp

BRUCE2/DEPRM/TXTSBP

RECEIVED

B A L T I M O R E C O U N T Y . M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: October 25, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for October 28, 1996
 Item No. 163

The Development Plans Review Division has reviewed the subject zoning item. American Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE34B

NOV 1 1996



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

NOVEMBER 13, 1996

Ronnie James Smith and Jennifer Lynn Smith
107 Ridge Avenue
Baltimore, MD 21227

Re: Case Number: 97-163-A
107 Ridge Avenue

Dear Petitioners:

It has been determined by the Zoning Commissioner's Office that this matter should be set in for public hearing. Formal notification of the hearing date will be forwarded to you shortly.

As you were advised on your filing date and our subsequent letter to you of October 16, 1996, it now becomes necessary that notice of the hearing run in a newspaper of general circulation. This office will have the notice placed in the Jeffersonian newspaper. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Upon receipt of your hearing date, you must contact one of the sign posters to have the property reposted with the proper sign reflecting that this matter will now go through the public hearing process and the date and location of that public hearing.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON, DIRECTOR

AJ:ggs

MICROFILMED





Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: October 18, 1996

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - DP
Code Inspections and Enforcement Supervisor

RE: ITEM NO.: 164 163
PETITIONER: Ronnie Smith and Jennifer Smith
Tenants By Entireties

VIOLATION CASE NO.: C-97-1490

LOCATION OF VIOLATION: 107 Ridge Avenue
Baltimore, Maryland 21227
13th Election District

DEFENDANTS:

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Ms. Margaret Moyer

139 American Avenue
Baltimore, Maryland 21227

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Inspections and Enforcement Supervisor, so that the appropriate action may be taken to the violation case.

JHT/DP/hek

MICROFILMED

☒ Variance ☐ Special Hearing

Subdivision name:

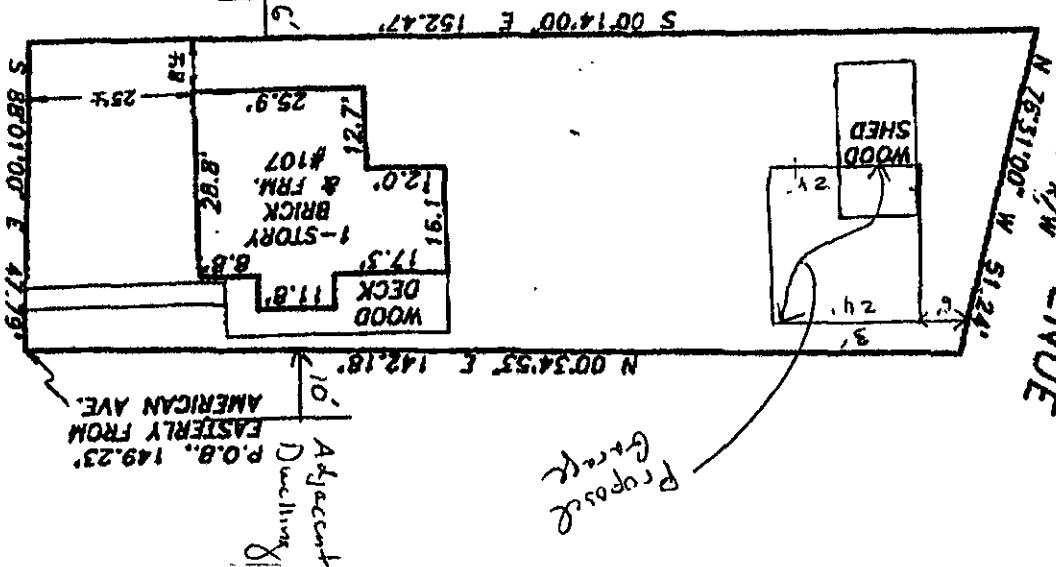
Ridgeland

plat book # 21, folio # 2, lot # 4, section #

OWNER: Barnie + Jennifer Smith

see pages 3 & 5 of the CHECKLIST for additional required information

97-163-A



RIDGE AVENUE

North

date: 9-30-96

prepared by: Bonnie Smith

Scale of Drawing: 1" = 30'

LOCATION INFORMATION

Section District

١٧

Councilmanic District:

Abstract

1"=200' scale map

5350

OR 5-5

Lat size: 0.75 acreage 17,600 square feet

MICROFILMED

SEWER: ☒ Double ☐ Private

WATER :

अर्थः

**Chesapeake Bay Critical Area:
Prior Zoning Hearings:**

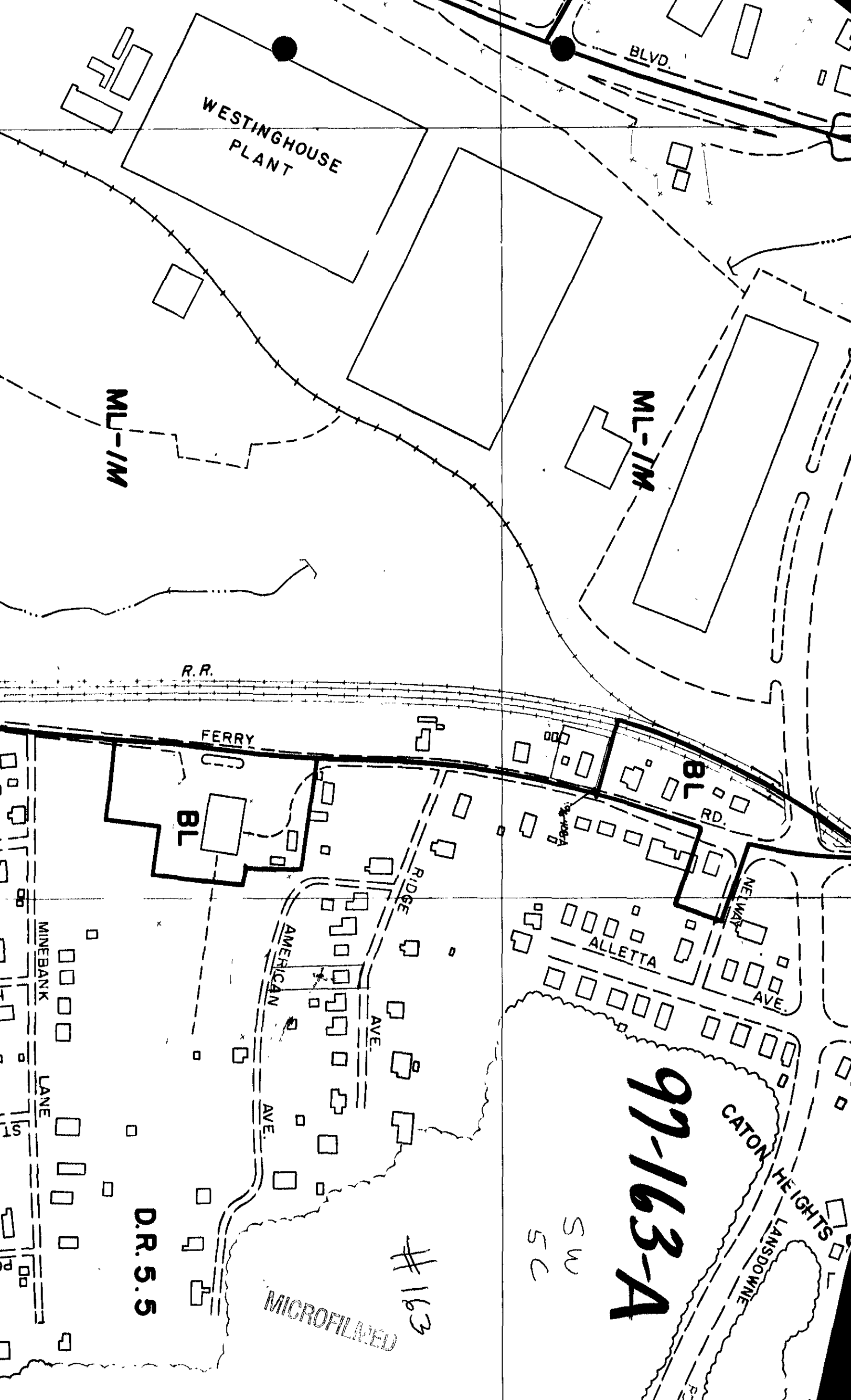
WON

Zoning Office USE ONLY:

Reviewed by:	ITEM #:	CASE#:
--------------	---------	--------

Wesley

16



WESTINGHOUSE
PLANT

BLVD.

ML-1M

ML-1M

R.R.

FERRY

BL

BL

R.D.

NETWAY

ALLETTA

AVE.

CATON HEIGHTS

LANDOWNE

99-163-A

SW
SC

#163

MICROFILMED

D.R. 5.5

MINEBANK

LANE

AMERICAN

AVE.

AVE.

RIDGE



Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED

163





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±
DATE OF PHOTOGRAPHY JANUARY 1986
LOCATION HALETHORPE
SHEET 97-163-A
SW 5-C
MICROFILMED #163

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
S/S Ridge Avenue, 200' E of the * DEPUTY ZONING COMMISSIONER
c/l of American Avenue * OF BALTIMORE COUNTY
(107 Ridge Avenue) *
12th Election District * Case No. 97-163-A
1st Councilmanic District *
Ronnie J. Smith, et ux *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 107 Ridge Avenue, located in the vicinity of Hammonds Ferry Road in Halethorpe. The Petition was filed by the owners of the property, Ronnie J. and Jennifer L. Smith, through the Administrative Variance process. However, at the request of an adjoining property owner, Mrs. Margaret Moyer, the matter was scheduled for a public hearing to determine the appropriateness of the request. Specifically, the Petitioners seek relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street setback of 6 feet in lieu of the required 25 feet for an accessory structure (24' x 24' garage). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

At the public hearing held in this matter, the Petitioners, Ronnie and Jennifer Smith, appeared and testified on behalf of the Petition. Although the public hearing was requested by an adjoining property owner, no one appeared in opposition.

Testimony and evidence offered revealed that the subject property consists of 0.45 acres, more or less, zoned D.R. 5.5. The property is a rectangular shaped lot which abuts Ridge Avenue in the front and American

Avenue to the rear. The property is presently improved with a one story brick and frame dwelling located towards the front portion of the lot and a wood shed is located to the rear of the property. The Petitioners are desirous of razing the shed and replacing same with a 24' x 24' garage as shown on the site plan submitted into evidence as Petitioner's Exhibit 1. Because the rear property line abuts American Avenue, the minimum setback required for the proposed garage is 25 feet. However, the proposed structure would have to be placed in the middle of the yard in order to meet that requirement. Thus, a variance is necessary in order to proceed with construction.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special

circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of December, 1996 that the Petition for Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street setback of 6 feet in lieu of the required 25 feet for an accessory structure (24' x 24' garage), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. Furthermore, there shall be no commercial or automotive service work performed within the subject structure.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 3 -



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 17, 1996

Mr. & Mrs. Ronnie J. Smith
107 Ridge Avenue
Baltimore, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Ridge Avenue, 200' E of the c/l of American Avenue
(107 Ridge Avenue)
12th Election District - 1st Councilmanic District
Ronnie J. Smith, et ux - Petitioners
Case No. 97-163-A

Dear Mr. & Mrs. Smith:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Margaret Moyer
139 American Avenue, Baltimore, Md. 21227

People's Counsel

File

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 107 Ridge Ave Baltimore MD 21227
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 to permit a 6' street setback in lieu of 25' for an accessory structure.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) See Back

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contact Person Name: Ronnie James Smith
Legal Owner(s):
Name of Petitioner: Ronnie James Smith
Signature: Ronnie James Smith
Name of Petitioner: Jennifer Lynn Smith
Signature: Jennifer Lynn Smith
Address: 107 Ridge Ave Baltimore MD 21227
City: Baltimore State: MD Zipcode: 21227
Attorney for Petitioner: Baltimore MD 21227
Name of Petitioner: Baltimore MD 21227
Signature: Baltimore MD 21227
Address: Baltimore MD 21227
City: Baltimore State: MD Zipcode: 21227
Name: Baltimore MD 21227
Address: Baltimore MD 21227
City: Baltimore State: MD Zipcode: 21227
Name: Baltimore MD 21227
Address: Baltimore MD 21227
City: Baltimore State: MD Zipcode: 21227

A public hearing having been requested and held as required, it is ordered by the Zoning Commissioner of Baltimore County, that the use of the property be as set forth in the petition, and that the zoning regulations of Baltimore County, and that the property be as set forth in the petition.

RECEIVED BY: TMK DATE: 10/16/96
ESTIMATED POSTING DATE: 11/20/96

ITEM # 163

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at 107 Ridge Ave Baltimore MD 21227

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Reason for Administrative Variance
is for storage of vehicles & storage of
other items.
Request for Variance is needed
because yard is in a downgrade hill
which will sit back into hillway &
much causing roof to be very close to
ground

That Affiant(s) acknowledge(s) that if a petition is filed, Affiant(s) will be required to pay a recording and advertising fee and may be required to provide additional information.

Ronnie James Smith
Jennifer Lynn Smith
Ronnie James Smith
Jennifer Lynn Smith
Ronnie James Smith
Jennifer Lynn Smith

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss. I, Ronnie James Smith, Notary Public for the State of Maryland, do hereby certify that the above named Affiant(s) personally appeared before me on the 10th day of Sept, 1996, and acknowledged to me that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal
Sept 10, 1996
Notary Public
My Commission Expires 11-20-96

BEGINNING for the same at a point on the south side of Ridge Avenue 24 feet wide at the distance of 149.23 feet easterly from the corner formed by the intersection of the south side of Ridge Avenue and the east side of American Avenue 24 feet wide thence binding along the south side of Ridge Avenue South 88 degrees 01 minute east 47.79 feet thence leaving Ridge Avenue and running South 0 degrees 14 minutes east 152.47 feet to the north side of American Avenue 24 feet wide thence binding along the north side of American Avenue North 76 degrees 31 minutes west 51.24 feet thence leaving American Avenue and running North 0 degrees 34 minutes 53 seconds east 142.18 feet to the place of beginning.

113

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 27, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 28, 1996

THE JEFFERSONIAN,

G. Henricson
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the County Board of Regulations of Baltimore County will hold a public hearing on the proposed Administrative Variance in Room 102 of the County Office Building, 111 W. Calver Street, Baltimore, Maryland, on Monday, December 17, 1996 at 10:00 A.M. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case #97-163-A
(107 Ridge Avenue)
107 Ridge Avenue, 200' E of c/l of American Avenue
12th Election District
1st Councilmanic District
Ronnie J. Smith, et ux
Jennifer Lynn Smith
Notice to show cause and defend against the granting of the variance requested in lieu of 25 feet street setback in lieu of 6 feet for an accessory structure.
Hearing: Monday, December 17, 1996 at 10:00 A.M. in Room 118, Old Courthouse.
J. Henricson, Esq.
Zoning Commissioner for Baltimore County
NOTES: (1) Hearing: see Notice of Hearing for details.
(2) For information concerning the fee and/or hearing, please call 887-3391.
11/09/96 Nov 28 C102202

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 026367

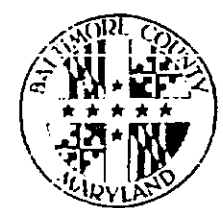
DATE: 10/16/96 ACCOUNT: 01-615
Item: 163
Pc: TMK
AMOUNT: \$50.00

RECEIVED BY: Smiley, Jennifer - 107 Ridge Ave

FOR: G10-Res Var - \$50.00

026367060376 (E) 850.00

VALIDATION OF SIGNATURE OF CARRIER
INITIALS CARRIER PNC-AGENCY YELLOW-CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 163 Petitioner: Jennifer & Bonnie Smith

Location: 107 Ridge Ave Baltimore MD 21207

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jennifer & Bonnie Smith

ADDRESS: 107 RIDGE AVE

Baltimore MD 21207

PHONE NUMBER: 410-536-0615

CERTIFICATE OF POSTING

RE: Case No.: 97-163 A

Petitioner/Developer: JENNIFER SMITH, ETAL
107 RIDGE AVENUE

Date of Hearing/Closing: NOV. 4, 1996

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 107 RIDGE AVENUE

The sign(s) were posted on OCTOBER 19, 1996
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/22/96
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY MD 21030

(City, State, Zip Code)

666-5366

(Telephone Number)



Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/20/96

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No. 97-163

to permit a 6' street setback in lieu of 25'
for an accessory structure

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

NOV 4 1996
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

996
post2.doc

TO: FUTURE PUBLISHING COMPANY
November 28, 1996 Issue - Jeffersonian

Please forward billing to:

Ronnie and Jennifer Smith
107 Ridge Avenue
Baltimore, MD 21227
536-0615

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-163-A (Item 163)

107 Ridge Avenue
S/S Ridge Avenue, 200' E of c/l American Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Ronnie James Smith and Jennifer Lynn Smith

Variance to permit a 6 foot street setback in lieu of 25 feet for an accessory structure.

HEARING: MONDAY, DECEMBER 16, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 21, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-163-A (Item 163)

107 Ridge Avenue
S/S Ridge Avenue, 200' E of c/l American Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Ronnie James Smith and Jennifer Lynn Smith

Variance to permit a 6 foot street setback in lieu of 25 feet for an accessory structure.

HEARING: MONDAY, DECEMBER 16, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Ronnie and Jennifer Smith

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 1, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 16, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-163-A (Item 163)

107 Ridge Avenue
S/S Ridge Avenue, 200' E of c/l American Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Ronnie James Smith and Jennifer Lynn Smith
Post by date: 10/20/96
Closing date: 11/04/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may (a) grant the requested relief, (b) deny the requested relief, or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Ronnie James Smith and Jennifer Lynn Smith

cc: Margaret Moyer 10/21/96



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Ronnie Smith
107 Ridge Avenue
Baltimore, MD 21227

RE: Item No.: 163
Case No.: 97-163-A
Petitioner: Ronnie Smith, et ux

Dear Mr. and Mrs. Smith:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/ee
Attachment(s)

Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 163 (117K)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-755-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 18, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
Item Nos. 157, 161, 162, 163, 165, 166, 169, 171, 172, 174

If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey M. Long*
Division Chief: *Pat Keller*

PK/JL

ITEM161/PZONE/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1103

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 21, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed
by this Bureau and the comments below are applicable and required to
be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 163, 164, 165, 166, 167,
170, 171, 172, 173 and 174.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/29/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 10/27/96

The Department of Environmental Protection & Resource Management has no
comments for the following Zoning Advisory Committee Items:

Item #'s: 161 166 174
162 168
163 169
164 171
165 172

RBS:sp

BRUCEZ/DEPRM/TXTSPP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: October 25, 1996

FROM: Robert M. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for October 28, 1996
Item No. 163

The Development Plans Review Division has reviewed the subject
zoning item. American Avenue is an existing road which shall ultimately be
improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE34B



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

NOVEMBER 13, 1996

Ronnie James Smith and Jennifer Lynn Smith
107 Ridge Avenue
Baltimore, MD 21227

Re: Case Number: 97-163-A
107 Ridge Avenue

Dear Petitioners:

It has been determined by the Zoning Commissioner's Office that this matter
should be set in for public hearing. Formal notification of the hearing date
will be forwarded to you shortly.

As you were advised on your filing date and our subsequent letter to you of
October 16, 1996, it now becomes necessary that notice of the hearing run in a
newspaper of general circulation. This office will have the notice placed in
the Jeffersonian newspaper. Billing for legal advertising, due upon receipt,
will come from and should be remitted directly to the newspaper.

Upon receipt of your hearing date, you must contact one of the sign posters to
have the property reposted with the proper sign reflecting that this matter
will now go through the public hearing process and the date and location of
that public hearing.

If you have any questions concerning this letter, you may contact Owen Stephens
at 887-3391.

Arnold Jablon

ARNOLD JABLON, DIRECTOR

AJ:ggg



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on Recycled Paper



Code
Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3391

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: October 18, 1996

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - DP
Code Inspections and Enforcement Supervisor

RE: ITEM NO.: 163
PETITIONER: Ronnie Smith and Jennifer Smith
Tenants By Entireties

VIOLATION CASE NO.: C-97-1490

LOCATION OF VIOLATION: 107 Ridge Avenue
Baltimore, Maryland 21227
13th Election District

DEFENDANTS:

Please be advised that the aforementioned petition is the subject of an active
violation case. When the petition is scheduled for a public hearing, please notify the
following person(s):

NAME	ADDRESS
Ms. Margaret Moyer	139 American Avenue Baltimore, Maryland 21227

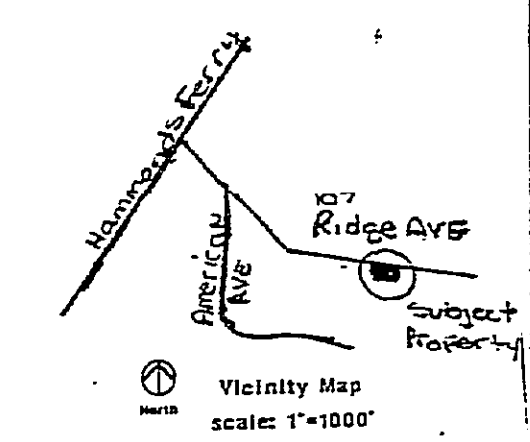
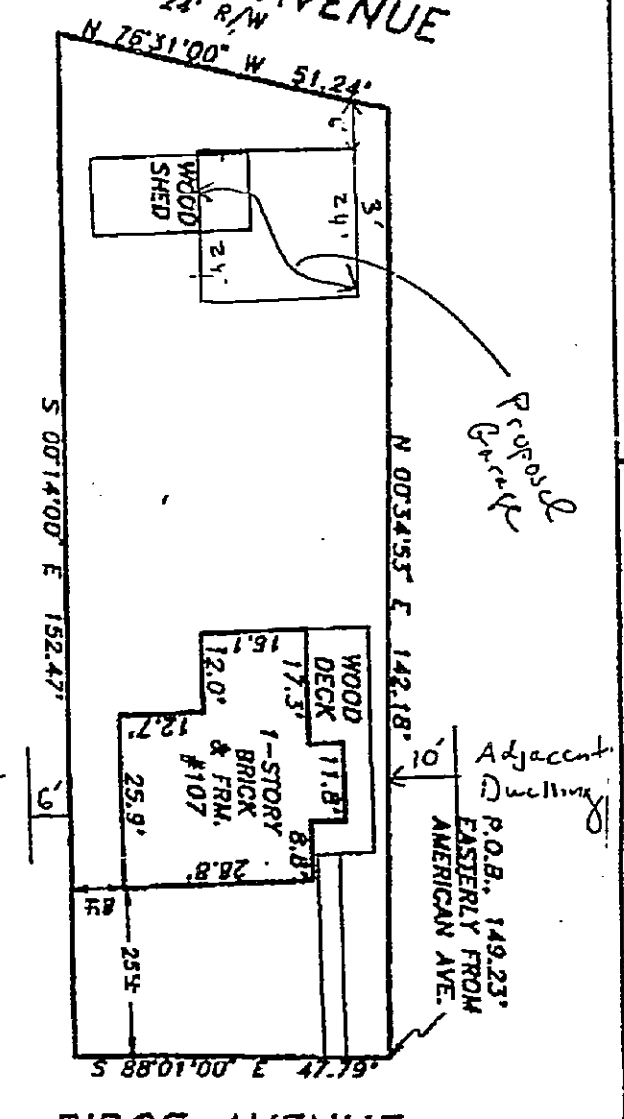
After the public hearing is held, please send a copy of the Zoning Commissioner's
Order to the Code Inspections and Enforcement Supervisor, so that the appropriate action
may be taken to the violation case.

JHT/DP/hck

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

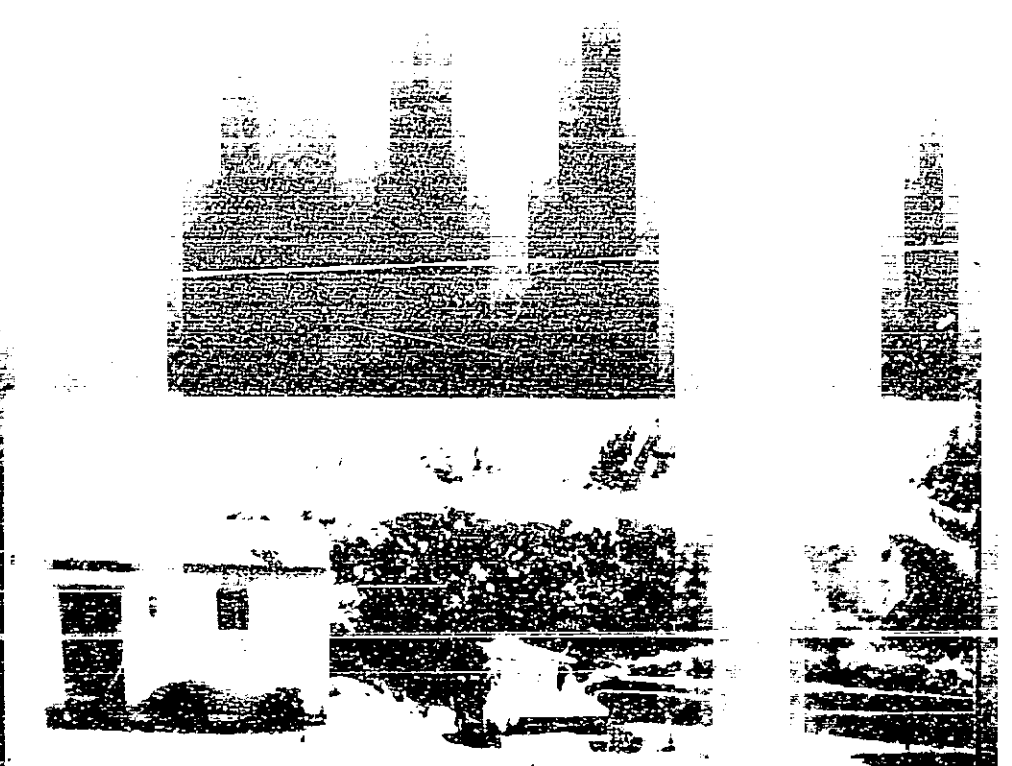
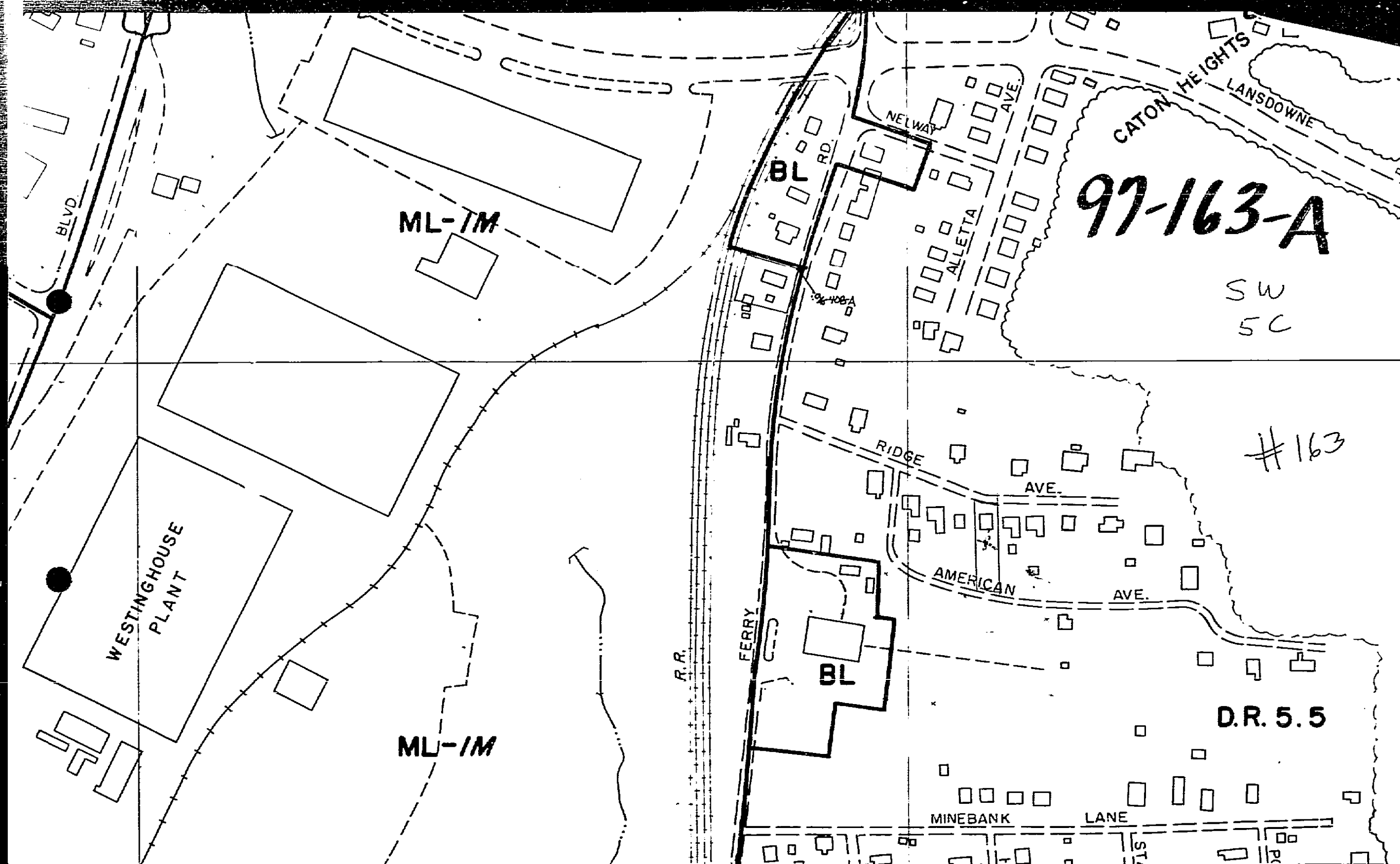
PROPERTY ADDRESS: 107 RIDGE AVENUE
see pages 1 & 2 of the CHECKLIST for additional required information
Subdivision name: Ridge land
plat covered: lot 2 of 4 sections
OWNER: Bonnie Jennifer Smith

97-163-A



LOCATION INFORMATION	
Election District:	13
Councilmanic District:	1
1"=200' scale map:	SW 5C
Zoning:	DA 5.5
Lot size:	0.45 acre
19,602 square feet	
SEWER:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
WATER:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Chesapeake Bay Critical Area:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Prior Zoning Hearings:	NONE
Zoning Office USE ONLY!	
reviewed by:	ITEM # CASE#
7/16/16	163

North
date: 7-23-96
prepared by: Bonnie Smith Scale of Drawing: 1"= 20'





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

97-163-A
HALETHORPE

SHEET

S.W.
5-C

#163